

**Cowpet Bay West Condominium Association**  
**2016 Board of Directors Meeting**  
**December 12, 2016 (17:00 AST)**

**Call to Order**

President, Nick Overmyer called the meeting to order at 5:05 PM.

**Attendance**

Present: Nick Overmyer, Bill Friend, Chris Crowe, John Kalb, Bob Daleo; James Hosie; Office: Holly Case; Not in attendance: N/A

**Approval of Minutes**

Motion to approve meeting minutes made by Nick Overmyer. Board members second the motion to approve the minutes. All were in favor.

**Manager's Report**

**W-27:** Currently making good progress with W27 and have two day laborers come in to finish some last minutes things. The dry wall is up, touch-up painting is being done, and the door and frames are being repaired. The application for the unit was sent out to a few people but if we don't hear back soon Nick Bailey will send some people our way.

**Porch clean-up:** It went fairly well with only one issue arising after an item was disposed of without any notification not to disturb the item. Most of the owner's did a good job cleaning up their areas and the guys went through and fine-tuned everything else.

**Speed bumps:** 4 speed bumps were completed and Renold will paint them so that they are more visible. The old black speed bumps will be removed. There will be 4 more added and the remainder speed bumps that are disintegrating will also be removed.

**Security Lights:** We are currently waiting for the rest of the security lights to be shipped to us and then they will be installed.

**Vines-** The area, right after our sign on Nazareth Road, had an enormous amount of strangle vines and 2 large terminates nest that over took the area and had the potential of killing the barrier tress and growing on the electrical lines so a contractor was hired to remove. They did an excellent job and will do a follow up on the strangle vine.

**Treasurer's Report**

James Hosie reported that the majority of the funds are in Merchant's bank with a balance of about \$187,489. First Bank is approximately \$3,000.00, Banco Popular Special is about \$47,000 and the Operating account is \$3,500. Total amount for all accounts is \$35976.34. A total of 2 owner has a balance on their account totaling \$85,000.00.

## **Old Business**

**Budget:** Board discussed many aspects of the budget, making some adjustments ,and summarizing a few details. James will make the final changes and send to the Board for final review.

## **Action Items**

Cost and making of stickers for Non Flush Items	Completed
Renovation Package Revise	Completed

## **New Business**

**WWTP:** After the pumps being clogged again with the debris being flushed down the toilet one of the pumps completely burned out and damaging the other one. We were able to repair one that would work until new pumps were order and installed. After a lot researching and negotiating members of the Board and staff were able to bring down the initial cost of the pumps and control panels from \$16,000 to \$10,000 to include 2 pumps with grinders, 4 float switches and a control panel. The control panel will allow the pumps to alternate and if there is an overload of sewage it will turn both pumps on to compensate the overflow.

Office is working on a potential list of units that could be responsible for the unauthorized debris being put into the sewer system. The Board will decide in the executive session on whether the owners will be assessed the cost to repair and replace lift station #2.

## **December BOD Meeting**

The next Board of Directors will be held on January 9, 2017, 17:00 AST

**Adjourned at 5:35 PM**